

Notice of Revised Record of Decision Sunset Area Community EIS

The City of Renton, acting under its authority as Responsible Entity (RE) for conducting environmental review for the US Department of Housing and Urban Development (HUD), hereby provides notice of its Revised Record of Decision (ROD) for the Sunset Area Community Planned Action Environmental Impact Statement (EIS).

An updated conceptual master plan proposes redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. The redevelopment would include a 1-to-1 unit replacement for all 100 existing public housing units either on-site at Sunset Terrace or off-site at locations within the City's EIS Study Area. The project will require relocation of all existing residents and RHA has developed a relocation plan as part of the demolition and disposition permits granted by the US Department of Housing and Urban Development. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by RHA or by private developers (e.g. Colpitts Development Company, LLC), up to 554 additional new units could be constructed in the Sunset Terrace Redevelopment Subarea; there would be up to 722 total units on the Sunset Terrace property including nearby land swap/housing replacement sites. Public amenities would be integrated with the development and could include a community gathering space; civic facilities; a new park/open space; retail shopping and commercial space; and green infrastructure. As a result of enlarging the park, some buildings would develop at a greater height and density.

The City of Renton is also proposing to amend its Planned Action Ordinance applicable to the Sunset Area pursuant to SEPA. A Planned Action Ordinance does not require future SEPA threshold determinations or EISs for future projects that are consistent with EIS assumptions and mitigation measures.

The EIS, published in 2011, addresses the primary proposal of the Sunset Terrace area redevelopment and evaluates neighborhood redevelopment and supporting services and infrastructure improvements. Total growth studied in the Planned Action Study Area would not change, through some growth would be redistributed in the Sunset Terrace Redevelopment Subarea.

A Reevaluation, consistent with applicable National Environmental Policy Act (NEPA) regulations, combined with a SEPA Addendum, was prepared to evaluate the changes in the conceptual master plan. The Reevaluation/Addendum concluded that there would no new or different impacts and that the conclusions of the EIS are still valid.

The ROD documents the City's consideration and conclusions with respect to environmental impacts and mitigation measures for various elements of the environment, as required by NEPA. The ROD does not constitute approval of development of the proposal.

The ROD is also considered part of the Environmental Review Record. Copies of the revised ROD are available at the City's website: <http://rentonwa.gov/sunsetarea/>.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



Responsible Entity Certifying Officer

City of Renton Environmental Review Committee (ERC)

Date: 12/8/14

Signature: [Signature]

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Date of Decision: December 8, 2014

Date of Publication: December 12, 2014